Development Application

District of North Saanich
Planning & Community Services
1620 Mills Road, North Saanich BC V8L 5S9
Phone: 250-655-5470 Fax: 250-656-0782
www.northsaanich.ca

Part 1

An application is submitted for one or more of the following:

- ☐ **Rezoning/Bylaw Text Amendment**
- ☐ **OCP Amendment**
- ☑ **Development Permit**
- ☑ **Development Variance Permit**
- ☐ **Board of Variance**
- ☐ **Temporary Use Permit**
- ☐ _____

Description of Property

Civic Address 538 MELDRAM DR. , NORTH SAANICH, BC V8L 5R7 PID 000-875-082

Legal Lot 8 Block 58 Section 19 Range 3 WEST Plan 1211
NORTH SAANICH DISTRICT

Contacts

Please print clearly.

Applicant

Name	Company
S.22(1) [redacted]	PHILCO CONSTRUCTION
Address	**City**
2042 MILLS RD WEST	SIDNEY
Email	**Postal Code**
S.22(1) [redacted]	V8L5X4
Phone	**Cell** / **Fax**
778-351-2446	S.22(1) [redacted]

The undersigned owner/authorized agent of the owner makes an application as specified herein, and declares that the information submitted in support of the application is true and correct in all respects.

Applicant's Signature (required)	Date
S.22(1) [redacted]	2026.07.07

Owner

If the applicant is NOT the owner, complete "Owner's Authorization" form.

Name	Company
S.22(1) [redacted]	
Address	**City**
538 MELDRAM DR.	NORTH SAANICH
Email	**Postal Code**
S.22(1) [redacted]	S.22(1) [redacted]
Phone	**Cell** / **Fax**
S.22(1) [redacted]	

Any personal information provided in this application is collected for the purpose of administering the Local Government Act, and the bylaws of the municipality under the Local Government Act, and under the authority of those enactments. Questions about the collection of the information may be directed to the Freedom of Information Officer.

Office Use Only

Reviewed By	Date	File No.
Received	Received By	Folio No.
Required Documents		
Required Plans	Receipt No.	Fees
		$

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Forms of payment accepted: **CASH** **CHEQUE** **INTERAC**

Development / Variance Permit Application

Part 2a

Development Details

Current Zoning R-2 **Property Size** (m² or ha) 590.1 m2

Existing Use SINGLE FAMILY RESIDENTIAL

Describe Proposal DEMOLITION OF EXISTING SINGLE FAMILY HOME

CONSTRUCTION OF NEW SINGLE FAMILY HOME WITH ATTACHED GARAGE AND NEW PAVED DRIVEWAY

Requested Variances

Bylaw Section & Requirement	Permitted	Proposed	Difference
Example (Section 204.7 – Building Height)	*(9.0m)*	*(9.5m)*	*(0.5m)*
Section 502.2.3(d)(i) - Minimum Setback: Front Yard	7.6m	6.7m	0.9m

(attach additional information to clarify)

Justification and Support Due to specific site conditions the available building envelope of the lot is quite restricted.

(attach additional information to clarify)

Site Profile for Contaminated Sites

Pursuant to the *Environmental Management Act,* an applicant is required to submit a completed "Site Profile" on properties that are/were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations.*
Please indicate if:

yes ☐ no ☑ the property has been used for commercial or industrial purposes; and,

yes ☑ no ☐ soil removal is required as part of this proposed permit.

If both of these are applicable (yes) consult with Schedule 2 of the *Contaminated Sites Regulations*, obtained from the Municipal Hall, to determine if a Site Profile is necessary. Additional information regarding contaminated sites is available from the municipality or from the BC Government website – Contaminated Sites page.

Part 2b

Consult with staff to determine non-applicable (N/A) items. Additional information may be requested during application review.

Req'd	Rec'd	Documents
		Copy of Certificate of Title Current copy (30 days or less), including relevant covenants, rights-of-way & easements
		Brief Rationale for Proposal Show justification for the variance(s)
		Site Profile Complete "Schedule 1" from the *Contaminated Sites Regulations*
		Community Comments Include any comments from neighbours/community associations

	Development Summary (data table on plans)
	Owner & Designer/Architect
	Civic & legal address
	Project description
	Site area & site coverage
	Total floor area & floor area ratio (FAR)
	All setbacks
	Number & type of units
	Parking requirements & calculations
	Height of building
	Variance(s) requested

Req'd	Rec'd	Plans		Details
		Sets of metric plans		Reduced sets of metric plans
		Site Plan metric scale only		North arrow and scale
				Dimensions of property lines, rights-of-way, easements
				Dimensions & setbacks of all buildings & structures
				Location of existing & proposed access, sidewalks, curbs, boulevards, edge of pavement & transit stops
				Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
				Natural & finished grades
				Locate all water lines, wells, septic fields, sanitary sewer & storm drain facilities
				Locate high water mark, top of bank, natural boundaries, watercourses & riparian area on or within 30 m of property
				Location & dimensions of free-standing signs (relating to DVP)
				Identify requested variance(s)
				Subdivision Layout
		Floor Plans min. scale 1:100		Uses of spaces & building dimensions
		Elevations min. scale 1:100		Building finishes, materials & colours
				Natural, finished grade & floor(s), roof & building height elevations
				Locations & sizes of roof mechanical equipment, stairwells, elevator shafts etc that protrude above the roof line (If relating to DVP)
				Building signage details (if relating to DVP)
		Landscape Plan scale as site plan		If required to demonstrate requested variance(s)

Additional Requirements

Municipal Specific Requirements



2 South Facade
Scale: 3/16" = 1'-0"



4 North Facade
Scale: 3/16" = 1'-0"

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538 Meldram Drive
North Saanich, BC

Sheet List		
A000		Cover Sheet
A001		Schedules
A010		Site Plan & Calculations
A100		Foundation & Ground Floor Plans
A101		Second Floor & Roof Plan
A200		Elevations
A300		Sections



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538 Meldram Drive
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AC

title

Cover Sheet

scale

date
2026-03-09

sheet

A000

Door Schedule

Image	Quantity		Mark		Nominal Size: Width	Height	Thickness	Door Style: Door Operation	Top Shape	Slab Style	Side Lights	Door Frame: L Sidelt Wid	R Sidelt Wid	Glaz. Style	Jamb Thick	Jamb Depth	Frame Details: Head Detail	Jamb Detail	Sill Detail	Fire Rating: Frame	Door Slab	HW Set	Openings: RO Width	RO Height	Max O Width	Max O Height	Door Data: Mfr	Model No.	Accessories	Comments
	1	D-	01		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	8"						DHW #	3'1 1/2"	6'8 3/4"	3'4"	7'4"				
	1	D-	02		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	7 5/8"						DHW #	3'1 1/2"	6'8 3/4"	3'4"	7'4"				
	1	D-	03		5'0"	8'0"	1 3/4"	Swing Simple	Square	Panel	*	2'0"	0"	None	3/4"	7 5/8"						DHW #	5'0"	8'0"	5'4"	8'0"				
	1	D-	04		5'0"	8'0"	1 3/4"	Swing Bi-part	Square	Panel		N/A	N/A	None	3/4"	7 5/8"						DHW #	5'0"	8'0"	5'4"	8'0"				
	1	D-	05		12'0"	8'0"	1 3/4"	Swing Complex	Square	Panel		N/A	N/A	None	3/4"	7 5/8"						DHW #	12'0"	8'0"	12'0"	8'0"				
	1	D-	06		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	07		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	08		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'7 1/2"	6'8 3/4"	2'7 1/2"	6'8 3/4"				
	1	D-	09		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"							2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	3	D-	10		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	11		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	12		12'0"	7'6"	1 3/4"	Swing Complex	Square	Glass		N/A	N/A	None	3/4"	7 5/8"						DHW #	12'0"	7'6"	12'0"	8'0"				
	1	D-	13		2'0"	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW #	2'0"	6'8 3/4"	2'0"	7'4"				

Window Schedule

Image	Quantity	-	Mark		Nominal Size: O.A. Width	O.A. Height	Window Style: Sash Operation	Shape	Top Shape	Transom Sash	Muntin Pattern	Sill	Shutters: Interior	Exterior	Glass	Frame Details: Head Detail	Jamb Detail	Sill Detail	Egress Win	Openings: RO Width	RO Height	Max O Width	Max O Height	Window Data: Mfr	Model No.	Accessories	Comments
	1	W-	01		6'0"	4'6"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	6'0"	4'6"	6'0"	4'8"				
	1	W-	02		5'0"	3'0"	Bi-parting Casemer	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	5'0"	3'0"	5'4"	3'4"				
	1	W-	03		3'0"	5'0"	Casement	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	5'0"	3'4"	5'4"				
	1	W-	04		11'0"	4'0"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	11'0"	4'0"	11'4"	4'0"				
	1	W-	05		3'0"	4'0"	Casement	Rectangle	Square	-	Colonial	timber	-	-					FALSE	3'0"	4'0"	3'4"	4'0"				
	1	W-	06	-CL	3'0"	3'0"	Awning	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	3'0"	3'4"	3'4"				
	1	W-	07		9'0"	5'6"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	9'0"	5'6"	9'4"	6'0"				
	1	W-	08	-CL	8'0"	2'8"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	8'0"	2'8"	8'0"	2'8"				
	1	W-	09	-CL	3'0"	2'8"	Awning	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	2'8"	3'4"	2'8"				
	1	W-	10	-CL	6'0"	4'0"	Bi-parting Casemer	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	6'0"	4'0"	6'0"	4'0"				
	1	W-	11	-CL	3'0"	4'0"	Casement	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	4'0"	3'4"	4'0"				

Wall Schedule

Image	Mark	Description	Wall Function
	FTG	Cast-in-place footing (refer to structrual notes)	PR-Footing-Std
	FW1	Cast-in-place concrete foundation wall, 8" thick w/Damp proofing (exterior), XPS Insulation (interior)	PR-Ext Bearing-CIP Conc 8"-Plain
	Parapet Cedar		PR-Ext Parapet Cedar Siding
	RW1	Cast-in-place concrete retaining wall 8" Thick overall Footings as required by structural engineer	PR-Retaining Wall 8"
	RW2	Cast-in-place concrete retaining wall 14" Thick overall Footings as required by structural engineer	PR-Retaining Wall-12"
	W1	Exterior Rainscreen Wall Assembly: Wood Shingles Rainscreen ventilation •Housewrap (M.B.) 1/2" Plywood Sheathing 2x6 Studs @ 16" o.c. Full thick insulation Poly. Sheeting (V.B.) 5/8" Gypsum Wall Board (Airtight, A.B.)	PR-Ext Bearing-2x6-Cedar Siding
	W1	Exterior Rainscreen Wall Assembly: Vertical Cedar Siding Rainscreen ventilation •Housewrap (M.B.) 1/2" Plywood Sheathing 2x6 Studs @ 16" o.c. Full thick insulation Poly. Sheeting (V.B.) 5/8" Gypsum Wall Board (Airtight, A.B.)	PR-Ext Bearing-2x6-Cedar Siding
	W2	Full Height Interior Partition Wall: 5/8" Gypsum Wall Board 2x6 Stud Wall 5/8" Gypsum Wall Board	PR-Int Wall-2x6-Gyp Bd 5/8"
	W3	Full Height Interior Partition Wall: 5/8" Gypsum Wall Board 2x4 Stud Wall 5/8" Gypsum Wall Board	PR-Int Wall-2x4-Gyp Bd 5/8"
	W4	Full Height Interior Partition Wall - 10" Thick O.A.: 5/8" Gypsum Wall Board Shaft Wall (As per contractor) 5/8" Gypsum Wall Board	PR-Int Wall-10" Overall-Gyp Bd 5/8"

Floor Schedule

Image	Mark	Description	Overall Thickness
	F1	**14" TJI Floor Assembly (Garage - Second Floor)** Floor Finish (TBD), 3/4" Plywood Subfloor, 14" TJI Joists, spacing and spec as per Structural Engineer, Insulation & Vapour Barrier, Gypsum Wall Board. ** Ensure continuous and air tight installation of polyethylene or spray foam insulation to prevent exhaust fume leakage	1'-6 3/4"
	F2	**16" TJI Floor Assembly (House - Second Floor)** 1-1/2" Concrete Topping w/Radiant Heating, 3/4" Plywood Subfloor, 16" TJI Joists, spacing and spec as per Structural Engineer, Gypsum Wall Board (Floor Below).	1'-6 3/4"
	F3	**2x10 Floor Assembly (House - Main Floor):** 1-1/2" Concrete Topping w/Radiant Heating, 3/4" Plywood Subfloor, 2x10 Lumber Floor Joists.	11 1/2"
	F4	**Insulated Slab on Grade (House - Crawl Space):** 4" Reinforced Concrete as per Structural, Polyethylene Vapour Barrier, 2" Rigid Foam Insulation, Crushed Gravel Fill. **R(eff) = 13.4**	8" (Or as per structural)

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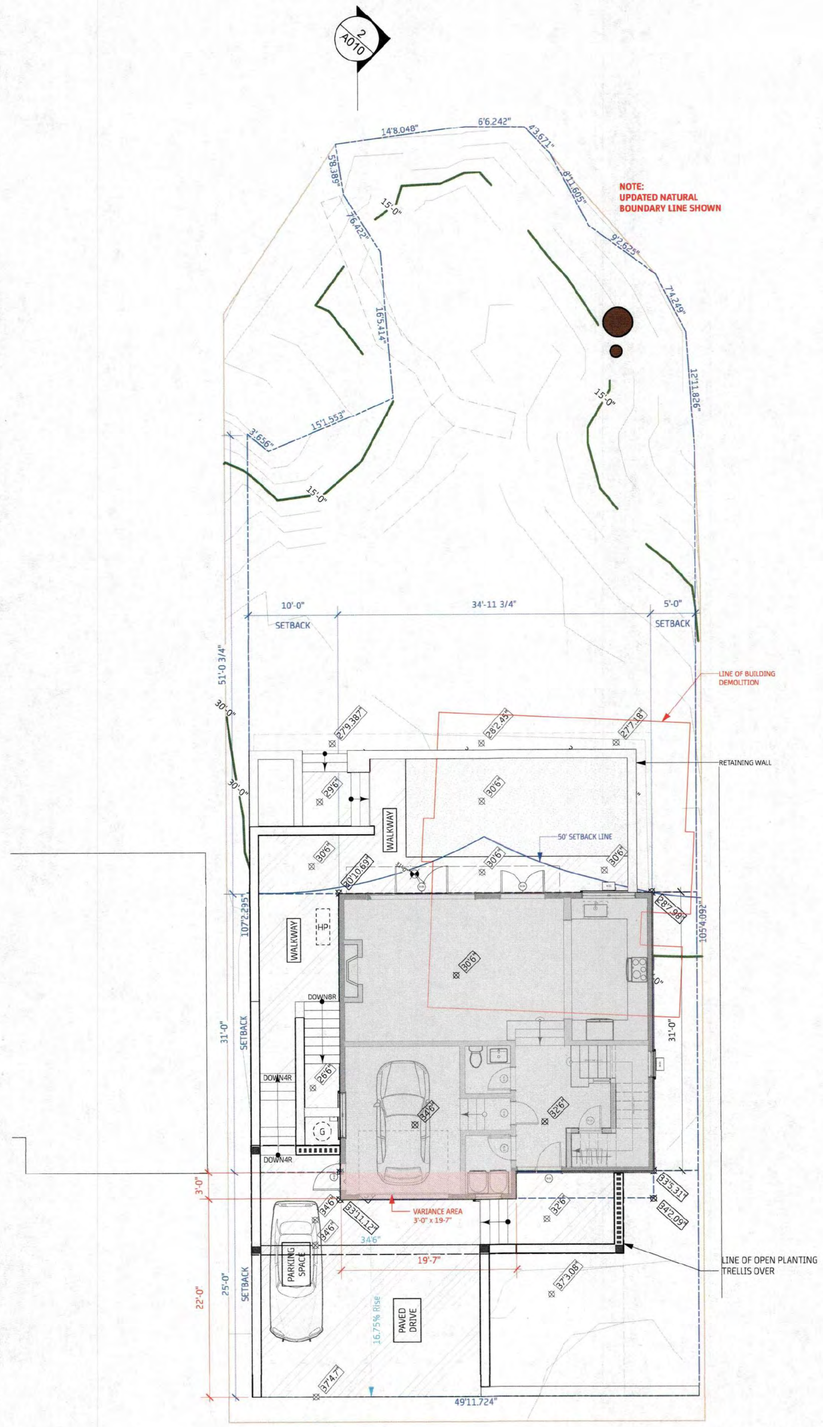
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Schedules

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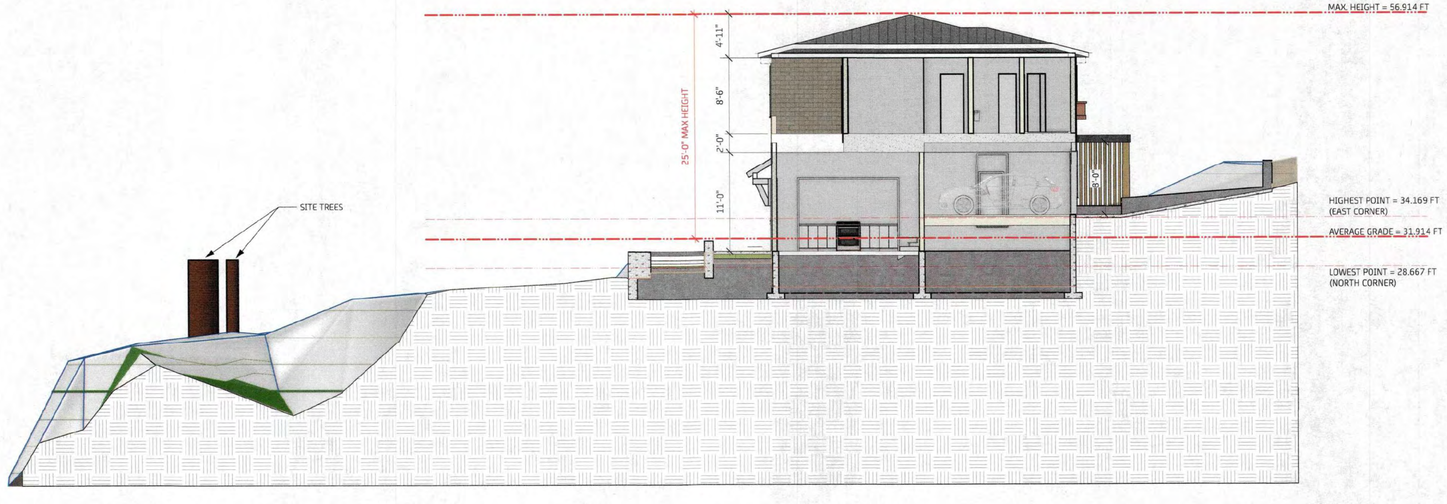
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A001



4 Site Plan: Footprint
Scale: 1/8" = 1'-0"

2
A010



2 Site Section
Scale: 1/8" = 1'-0"

Project Information & Zoning Analysis

Legal Address	LOT 8, BLOCK 58, SECTION 19, RANGE 3 WEST, NORTH SAANICH DISTRICT, PLAN 1211			
Zoning	R2 - Single Family Residential			
Lot Area	6352.0 sq. ft. 590.1 sq. m.			
		ALLOWABLE		**PROPOSED**
Maximum FSR	0.3 x lot area =	1905.6 sq. ft		1817.2 sq. ft
	or (the lesser of)	5003.5 sq. ft		EXCLUDES GARAGE
Gross Floor Area			Main Floor	907.2 sq. ft
			Second Floor	910.0 sq. ft
			Garage	236.2 sq. ft
			TOTAL	2053.4 sq. ft.
Maximum Lot Coverage	25% =	1588.0 sq. ft		1144.2 sq. ft INCLUDES GARAGE
			House	1144.2 sq. ft
Minimum Setbacks				
Front (SE)		25 ft		171.4 ft (nearest)
Rear (NW)		VARIES ft		51 ft
Side (NE)		5 ft		5 ft
Side (SW)		10 ft		10 ft

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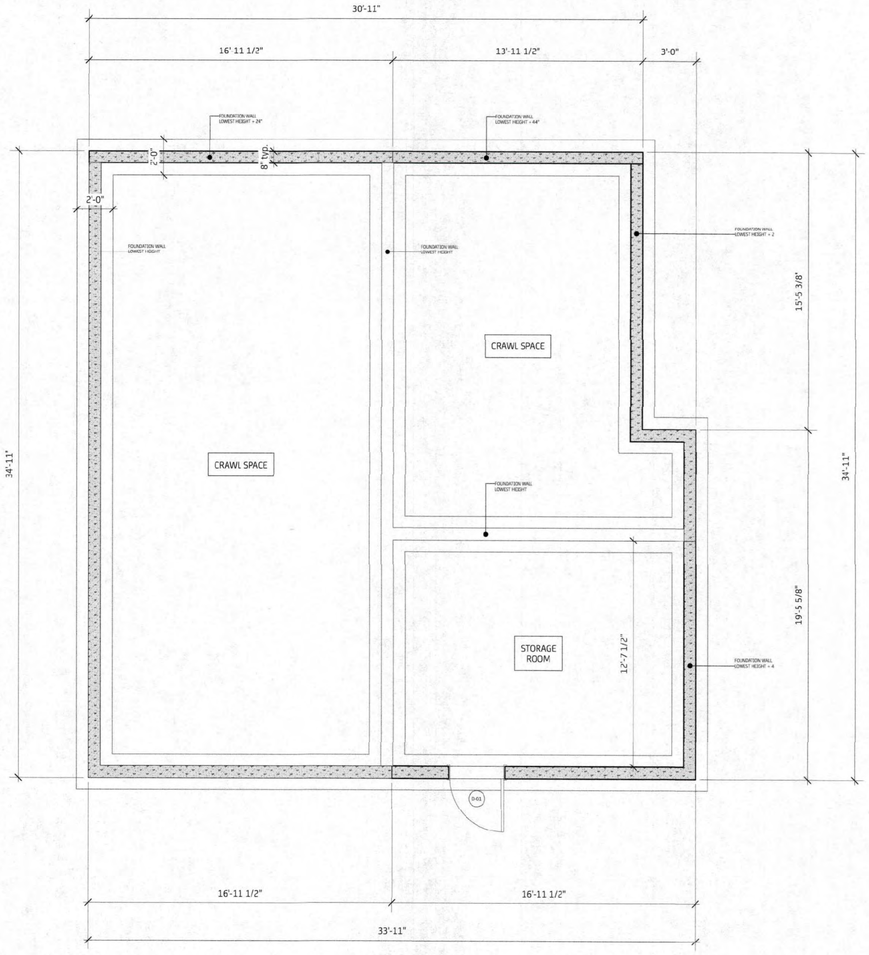
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Site Plan & Calculations

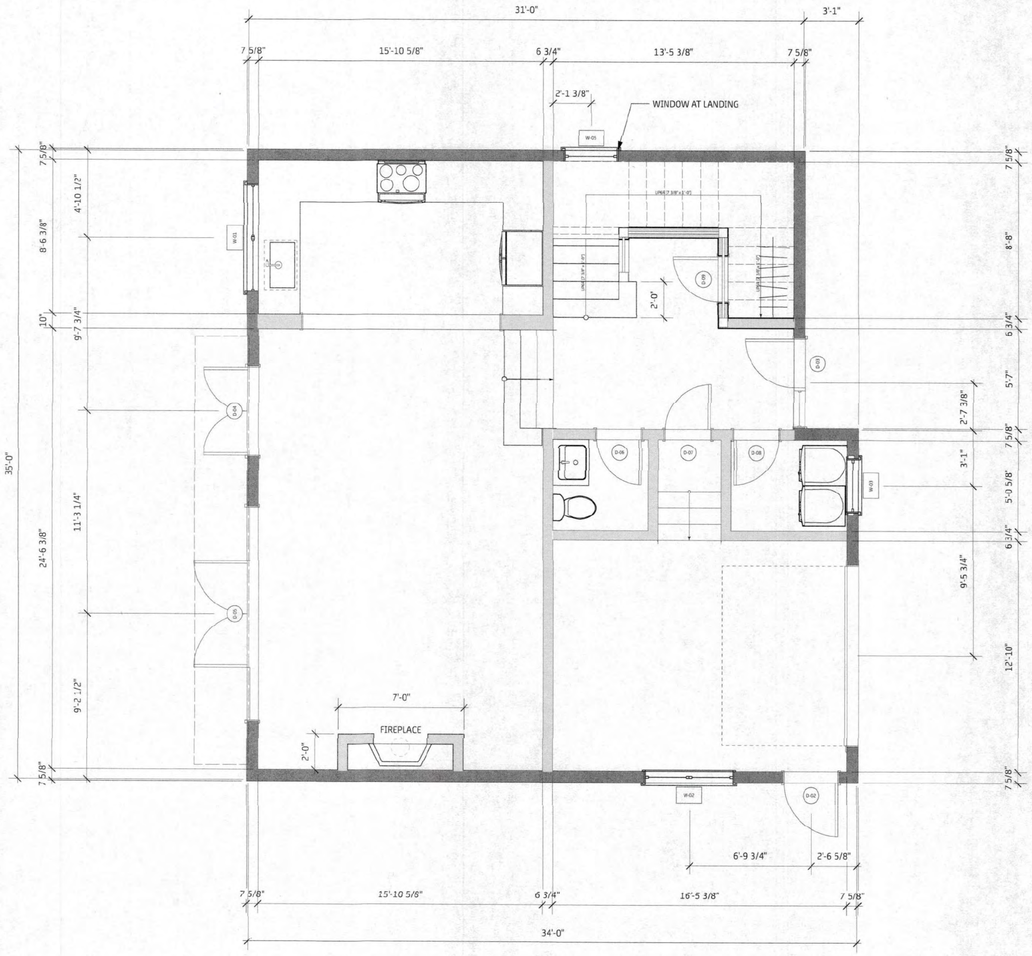
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4 Foundation Plan
Scale: 1/4" = 1'-0"



1 First Floor Plan
Scale: 1/4" = 1'-0"

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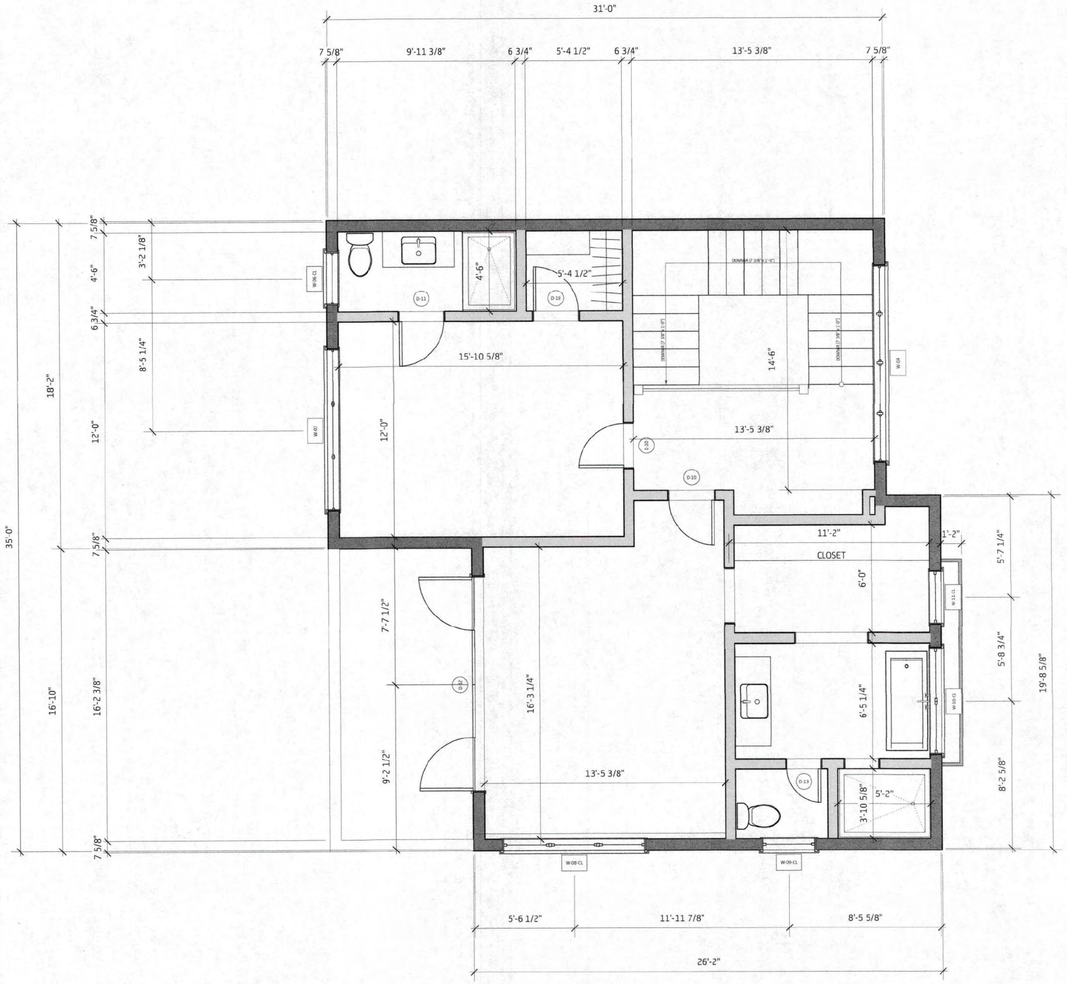
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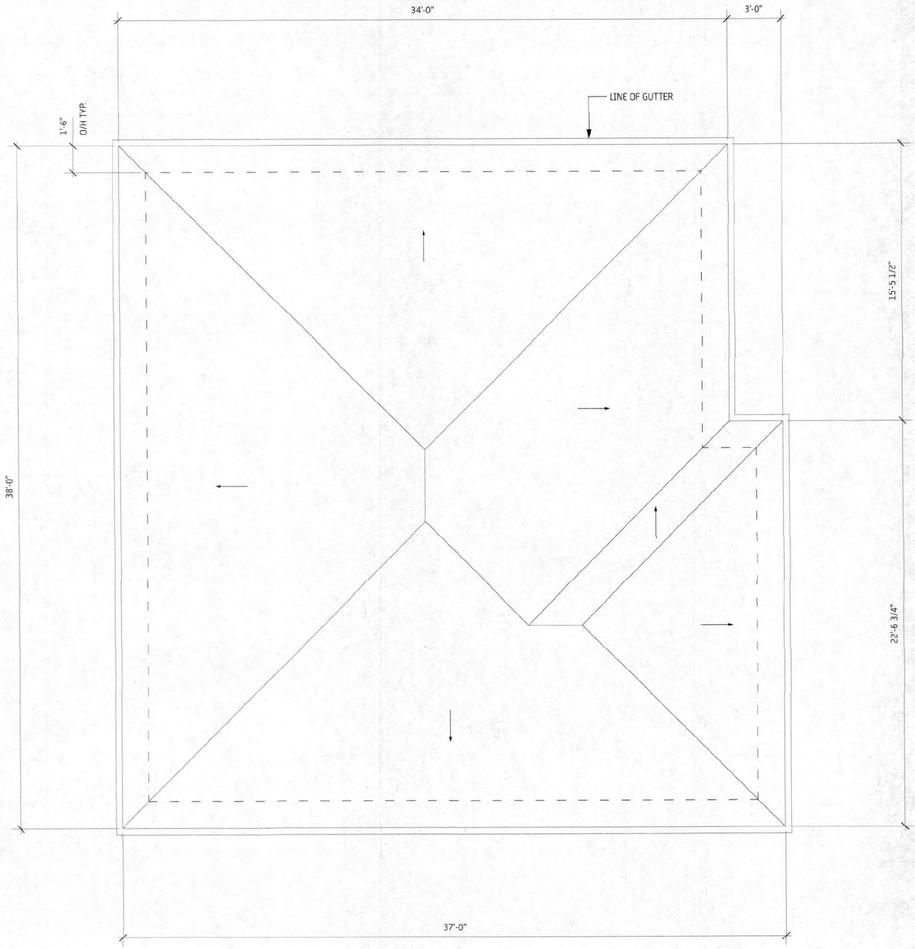
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2 Second Floor Plan
Scale: 1/4" = 1'-0"



3 Roof Plan
Scale: 1/4" = 1'-0"

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Second Floor & Roof Plan

scale

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2026-03-09

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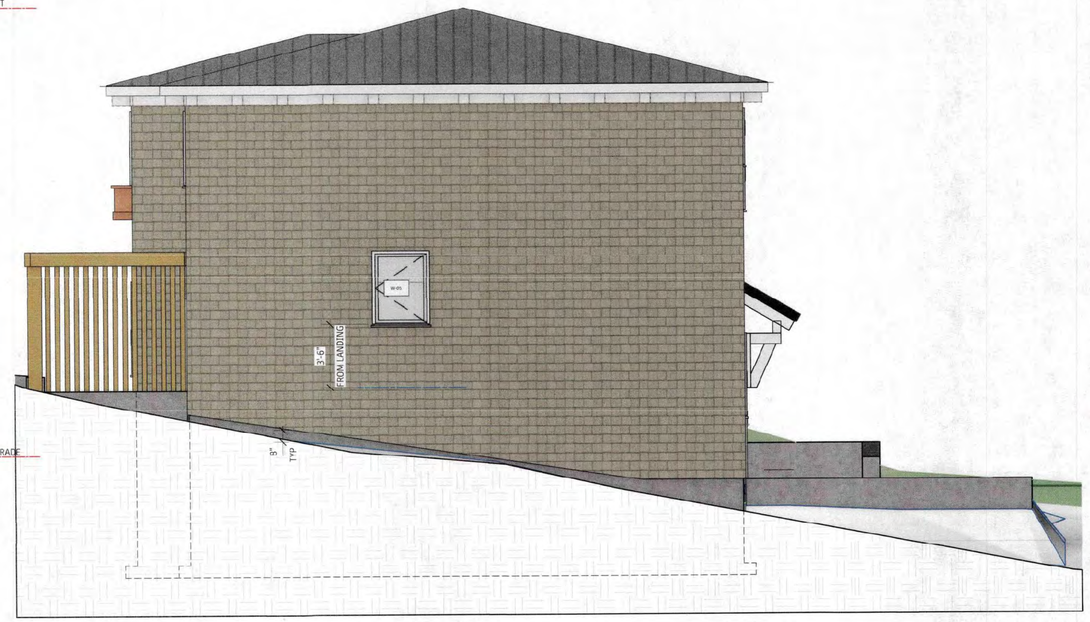
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Scale: 1/4" = 1'-0"



4 West Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



5 East Elevation
Scale: 1/4" = 1'-0"

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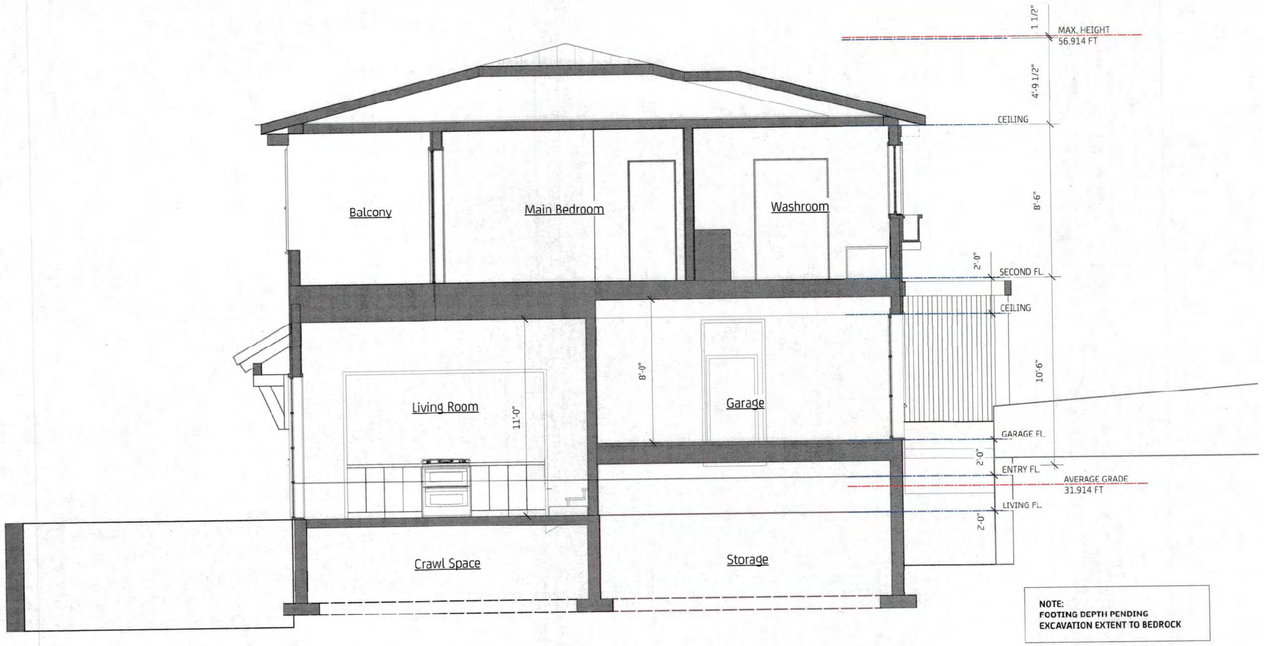
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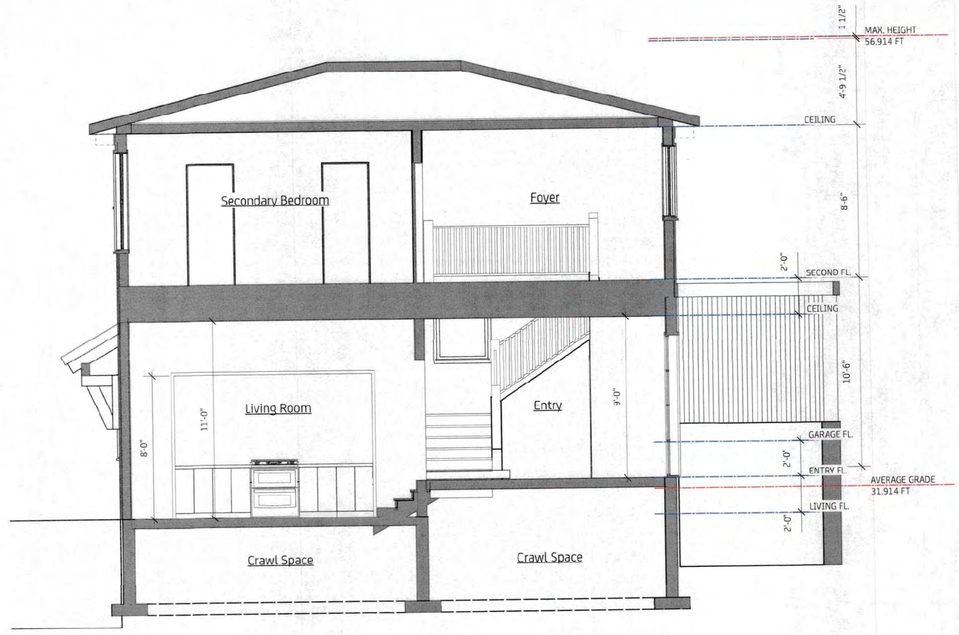
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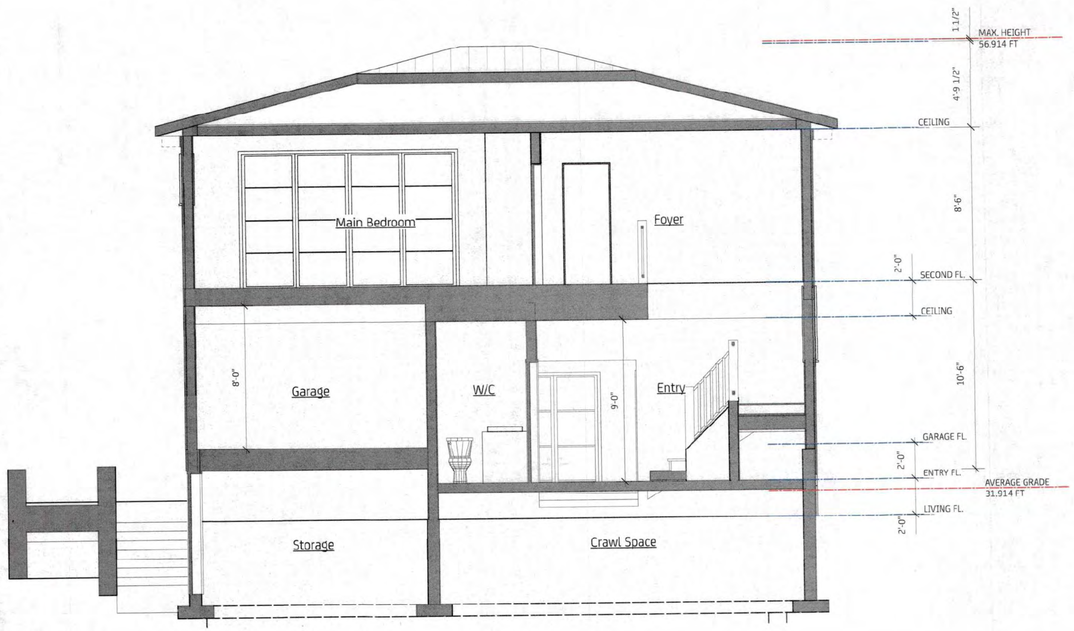
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2 N-S Section Through Garage
Scale: 1/4" = 1'-0"



4 N-S Section Through Entry
Scale: 1/4" = 1'-0"



3 W-E Section Through Stair
Scale: 1/4" = 1'-0"

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Sections

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2 South Facade
Scale: 3/16" = 1'-0"



4 North Facade
Scale: 3/16" = 1'-0"

Pratt Residence

538 Meldram Drive
North Saanich, BC

Sheet List		
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538 Meldram Drive
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Cover Sheet

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A000

Door Schedule

Image	Quantity		Mark		Nominal Size: Width	Height	Thickness	Door Style: Door Operation	Top Shape	Slab Style	Side Lights	L Sidelt Wid	R Sidelt Wid	Door Frame: Glaz. Style	Jamb Thick	Jamb Depth	Frame Details: Head Detail	Jamb Detail	Sill Detail	Fire Rating: Frame	Door Slab	HW Set	Openings: RO Width	RO Height	Max O Width	Max O Height	Door Data: Mfr	Model No.	Accessories	Comments
	1	D-	01		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	8"						DHW-#	3'1 1/2"	6'8 3/4"	3'4"	7'4"				
	1	D-	02		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	7 5/8"						DHW-#	3'1 1/2"	6'8 3/4"	3'4"	7'4"				
	1	D-	03		5'0"	8'0"	1 3/4"	Swing Simple	Square	Panel	*	2'0"	0"	None	3/4"	7 5/8"						DHW-#	5'0"	8'0"	5'4"	8'0"				
	1	D-	04		5'0"	8'0"	1 3/4"	Swing Bi-part	Square	Panel		N/A	N/A	None	3/4"	7 5/8"						DHW-#	5'0"	8'0"	5'4"	8'0"				
	1	D-	05		12'0"	8'0"	1 3/4"	Swing Complex	Square	Panel		N/A	N/A	None	3/4"	7 5/8"						DHW-#	12'0"	8'0"	12'0"	8'0"				
	1	D-	06		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	07		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	08		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'7 1/2"	6'8 3/4"	2'7 1/2"	6'8 3/4"				
	1	D-	09		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"							2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	3	D-	10		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	11		#	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'7 1/2"	6'8 3/4"	2'8"	7'4"				
	1	D-	12		12'0"	7'6"	1 3/4"	Swing Complex	Square	Glass		N/A	N/A	None	3/4"	7 5/8"						DHW-#	12'0"	7'6"	12'0"	8'0"				
	1	D-	13		2'0"	#	1 3/4"	Swing Simple	Square	Solid		N/A	N/A	None	3/4"	6 3/4"						DHW-#	2'0"	6'8 3/4"	2'0"	7'4"				

Window Schedule

Image	Quantity		Mark		Nominal Size: O.A. Width	O.A. Height	Window Style: Sash Operation	Shape	Top Shape	Transom Sash	Muntin Pattern	Sill	Shutters: Interior	Exterior	Glass	Frame Details: Head Detail	Jamb Detail	Sill Detail	Egress Win	Openings: RO Width	RO Height	Max O Width	Max O Height	Window Data: Mfr	Model No.	Accessories	Comments
	1	W-	01		6'0"	4'6"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	6'0"	4'6"	6'0"	4'8"				
	1	W-	02		5'0"	3'0"	Bi-parting Casemer	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	5'0"	3'0"	5'4"	3'4"				
	1	W-	03		3'0"	5'0"	Casement	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	5'0"	3'4"	5'4"				
	1	W-	04		11'0"	4'0"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	11'0"	4'0"	11'4"	4'0"				
	1	W-	05		3'0"	4'0"	Casement	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	4'0"	3'4"	4'0"				
	1	W-	06	-CL	3'0"	3'0"	Awning	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	3'0"	3'4"	3'4"				
	1	W-	07		9'0"	5'6"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	9'0"	5'6"	9'4"	6'0"				
	1	W-	08	-CL	8'0"	2'8"	Custom	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	8'0"	2'8"	8'0"	2'8"				
	1	W-	09	-CL	3'0"	2'8"	Awning	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	2'8"	3'4"	2'8"				
	1	W-	10	-CL	6'0"	4'0"	Bi-parting Casemer	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	6'0"	4'0"	6'0"	4'0"				
	1	W-	11	-CL	3'0"	4'0"	Casement	Rectangle	Square	-	Colonial	Timber	-	-					FALSE	3'0"	4'0"	3'4"	4'0"				

Wall Schedule

Image	Mark	Description	Wall Function
	FTG	Cast-in-place footing (refer to structrual notes)	PR-Footing 24x8
	FW1	Cast-in-place concrete foundation wall, 9" thick w/Dimp proofing (exterior), XPS insulation (interior)	PR-Ext Bearing-CIP Conc 9"-Plain
	Parapet Cedar		PR-Ext Parapet Cedar Siding
	RW1	Cast-in-place concrete retaining wall 8" Thick overall Footings as required by structural engineer	PR-Retaining Wall-8"
	RW2	Cast-in-place concrete retaining wall 14" Thick overall Footings as required by structural engineer	PR-Retaining Wall-12"
	W1	Exterior Rainscreen Wall Assembly: Wood Shingles Rainscreen ventilation Housewrap (M.B.) 1/2" Plywood Sheathing 2x6 Studs @ 16" o.c. Full thick insulation Poly. Sheeting (V.B.) 5/8" Gypsum Wall Board (Airtight, A.B.)	PR-Ext Bearing-2x6-Cedar Siding
	W1	Exterior Rainscreen Wall Assembly: Vertical Cedar Siding Rainscreen ventilation Housewrap (M.B.) 1/2" Plywood Sheathing 2x6 Studs @ 16" o.c. Full thick insulation Poly. Sheeting (V.B.) 5/8" Gypsum Wall Board (Airtight, A.B.)	PR-Ext Bearing-2x6-Cedar Siding
	W2	Full Height Interior Partition Wall: 5/8" Gypsum Wall Board 2x6 Stud Wall 5/8" Gypsum Wall Board	PR-Int Wall-2x6-Gyp Bd 5/8"
	W3	Full Height Interior Partition Wall: 5/8" Gypsum Wall Board 2x4 Stud Wall 5/8" Gypsum Wall Board	PR-Int Wall-2x4-Gyp Bd 5/8"
	W4	Full Height Interior Partition Wall - 10" Thick O.A.: 5/8" Gypsum Wall Board Stud Wall (As per contractor) 5/8" Gypsum Wall Board	PR-Int Wall-10" Overall-Gyp Bd 5/8"

Floor Schedule

Image	Mark	Description	Overall Thickness
	F1	**14" TJI Floor Assembly (Garage - Second Floor)** Floor Finish (TBD), 3/4" Plywood Subfloor, 14" TJI Joists, spacing and spec as per Structural Engineer, Insulation & Vapour Barrier, Gypsum Wall Board. ** Ensure continuous and air tight installation of polyethylene or spray foam insulation to prevent exhaust fume leakage	1'-6 3/4"
	F2	**16" TJI Floor Assembly (House - Second Floor)** 1-1/2" Concrete Topping w/Radiant Heating, 3/4" Plywood Subfloor, 16" TJI Joists, spacing and spec as per Structural Engineer, Gypsum Wall Board (Floor Below).	1'-6 3/4"
	F3	**2x10 Floor Assembly (House - Main Floor):** 1-1/2" Concrete Topping w/Radiant Heating, 3/4" Plywood Subfloor, 2x10 Lumber Floor Joists.	11 1/2"
	F4	**Insulated Slab on Grade (House - Crawl Space):** 4" Reinforced Concrete as per Structural, Polyethylene Vapour Barrier, 2" Rigid Foam Insulation, Crushed Gravel Fill. **R(eff) = 13.4**	8" (Or as per structural)

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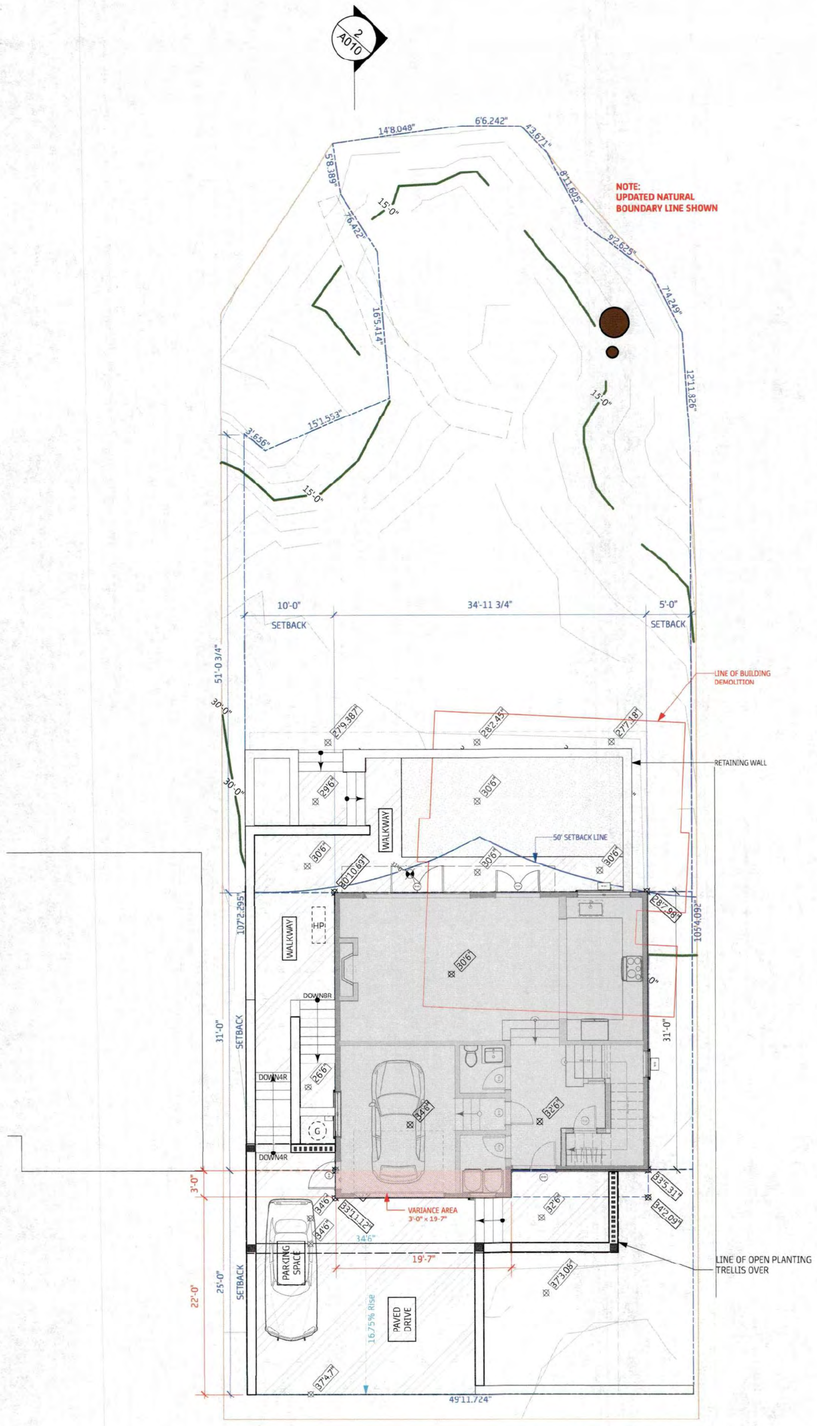
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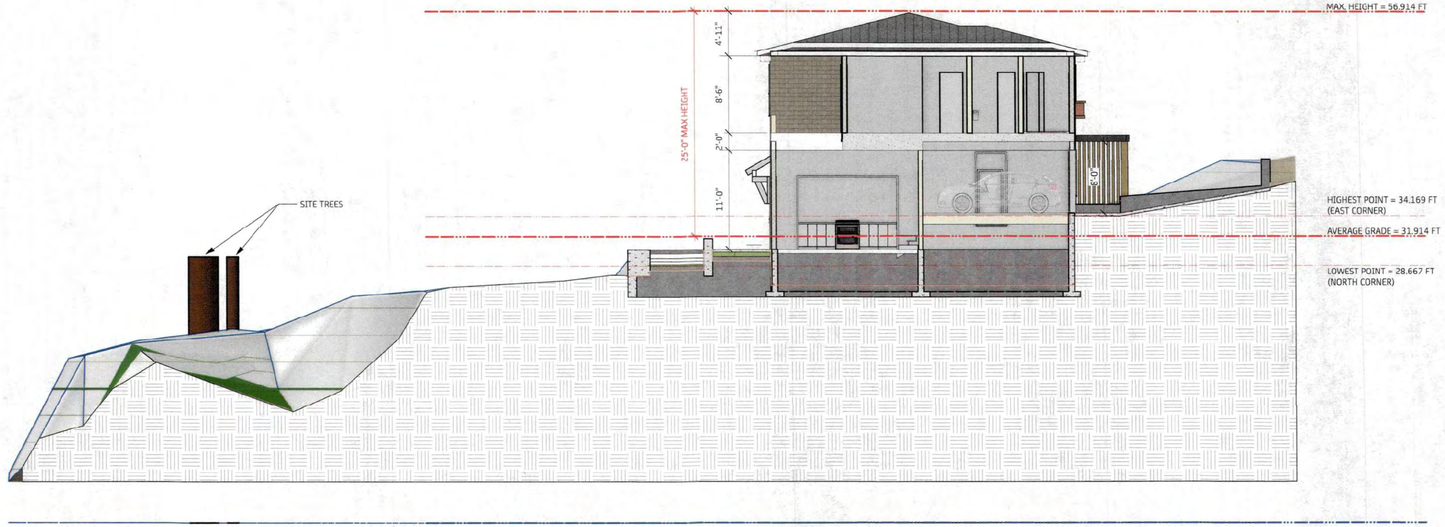
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A001



4 Site Plan: Footprint
Scale: 1/8" = 1'-0"



2 Site Section
Scale: 1/8" = 1'-0"

Project Information & Zoning Analysis

Legal Address	LOT 8, BLOCK 58, SECTION 19, RANGE 3 WEST, NORTH SAANICH DISTRICT, PLAN 1211			
Zoning	R2 - Single Family Residential			
Lot Area	6352.0 sq. ft. 590.1 sq. m.			
			ALLOWABLE	**PROPOSED**
Maximum FSR	0.3 x lot area =		1905.6 sq. ft	1817.2 sq. ft
	or (the lesser of)		5003.5 sq. ft	EXCLUDES GARAGE
Gross Floor Area			Main Floor	907.2 sq. ft
			Second Floor	910.0 sq. ft
			Garage	236.2 sq. ft
			TOTAL	2053.4 sq. ft.
Maximum Lot Coverage	25% =		1588.0 sq. ft	1144.2 sq. ft INCLUDES GARAGE
			House	1144.2 sq. ft

Minimum Setbacks			
Front (SE)		25 ft	171.4 ft (nearest)
Rear (NW)	VARIES	ft	51 ft
Side (NE)		5 ft	5 ft
Side (SW)		10 ft	10 ft

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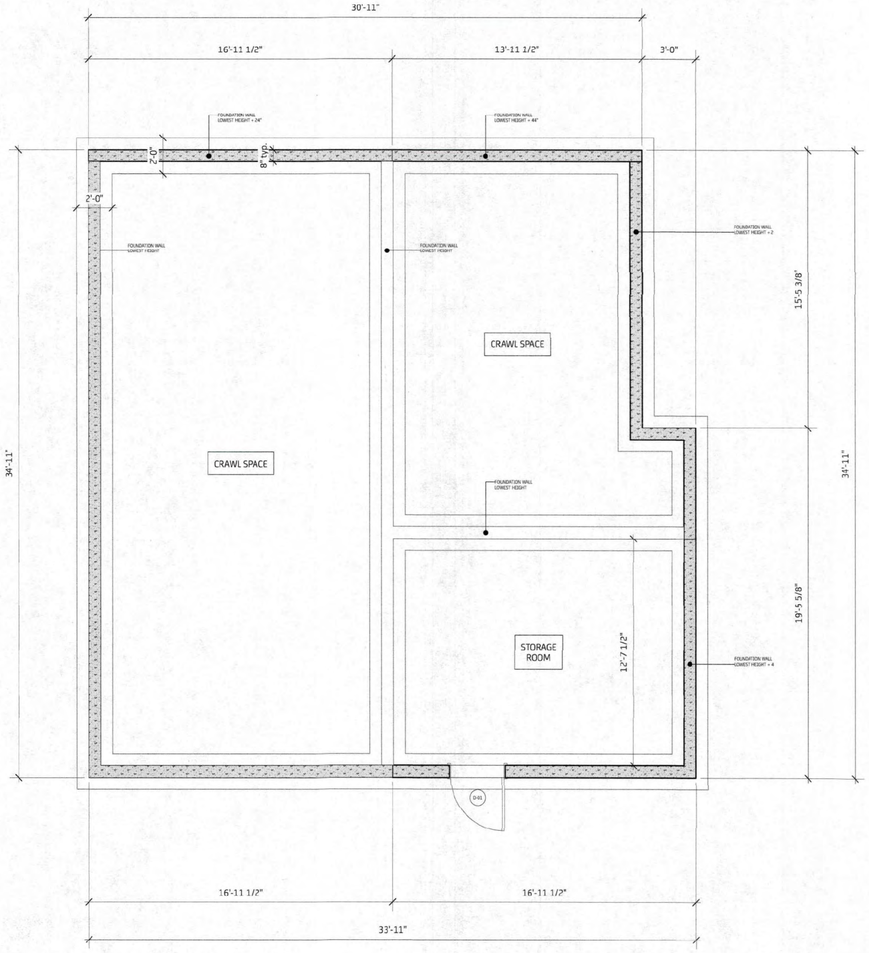
Site Plan & Calculations

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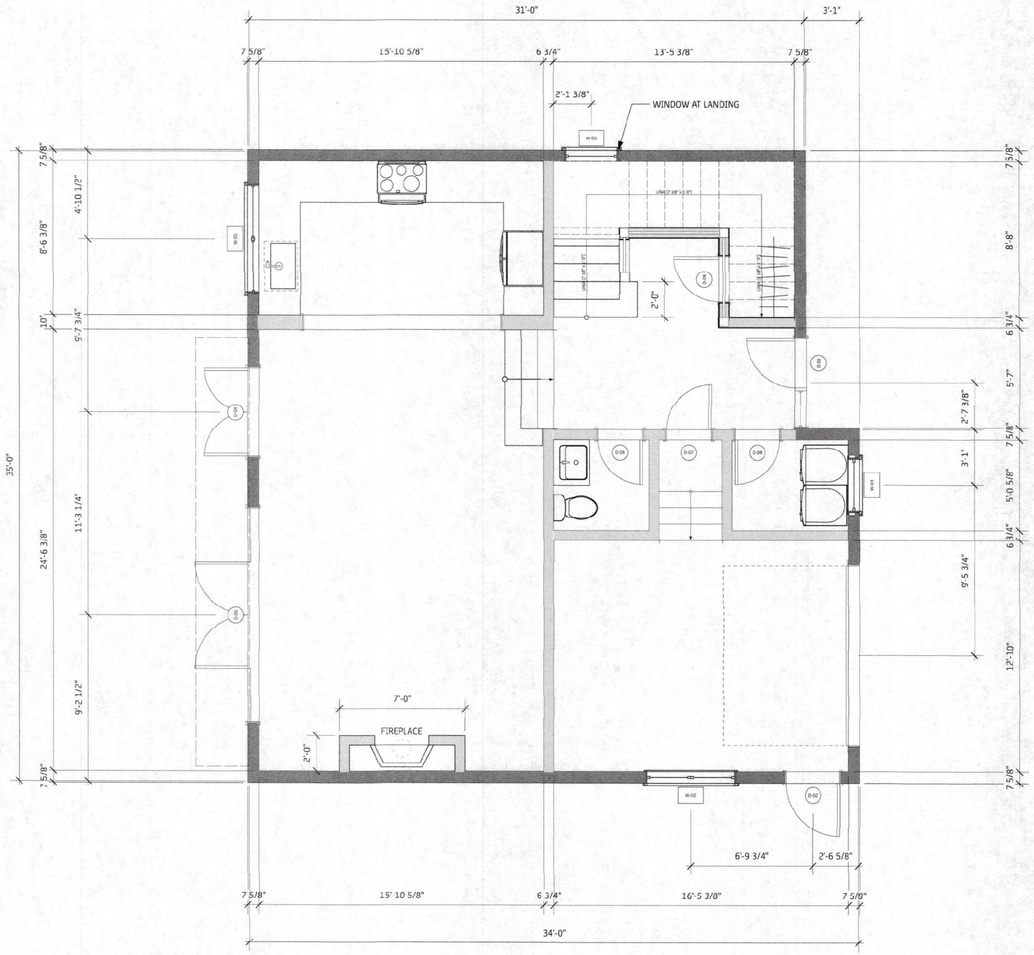
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4 Foundation Plan
Scale: 1/4" = 1'-0"



1 First Floor Plan
Scale: 1/4" = 1'-0"

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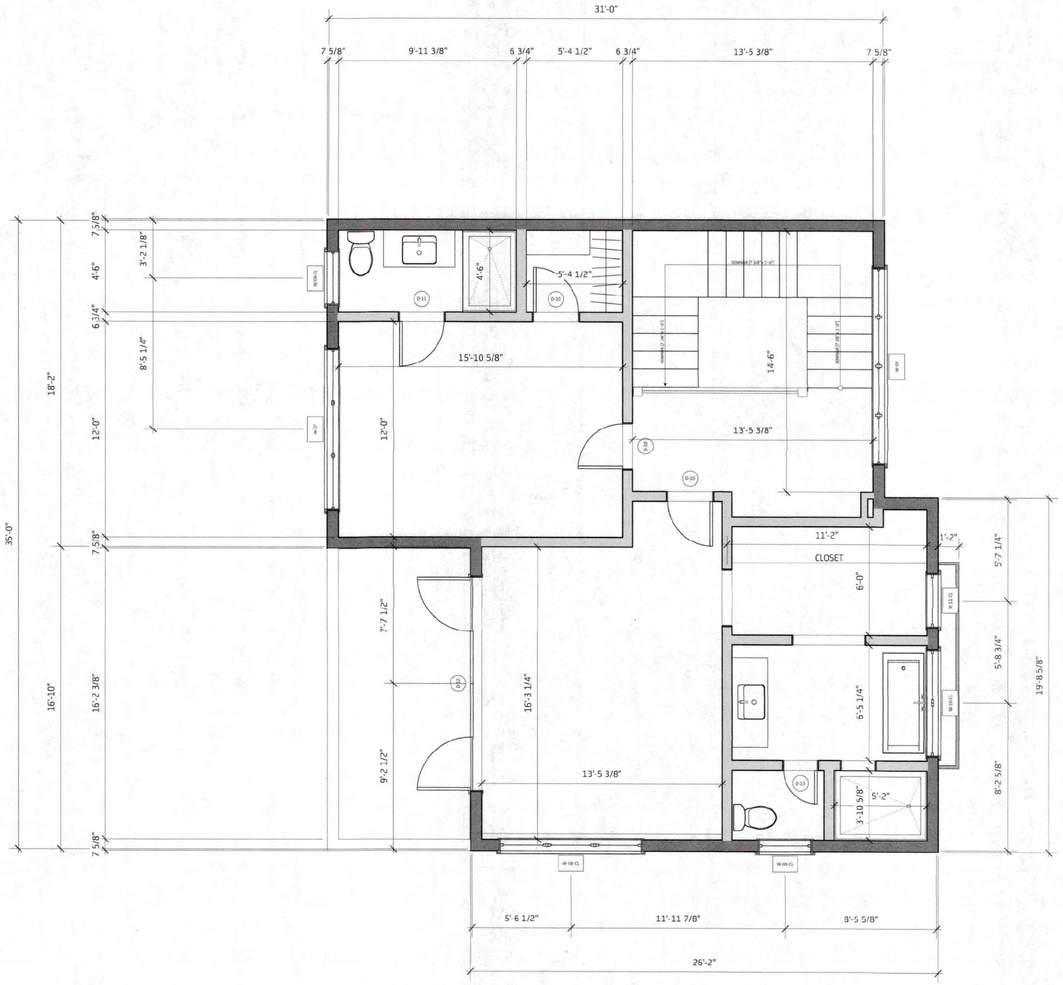
Foundation & Ground Floor Plans

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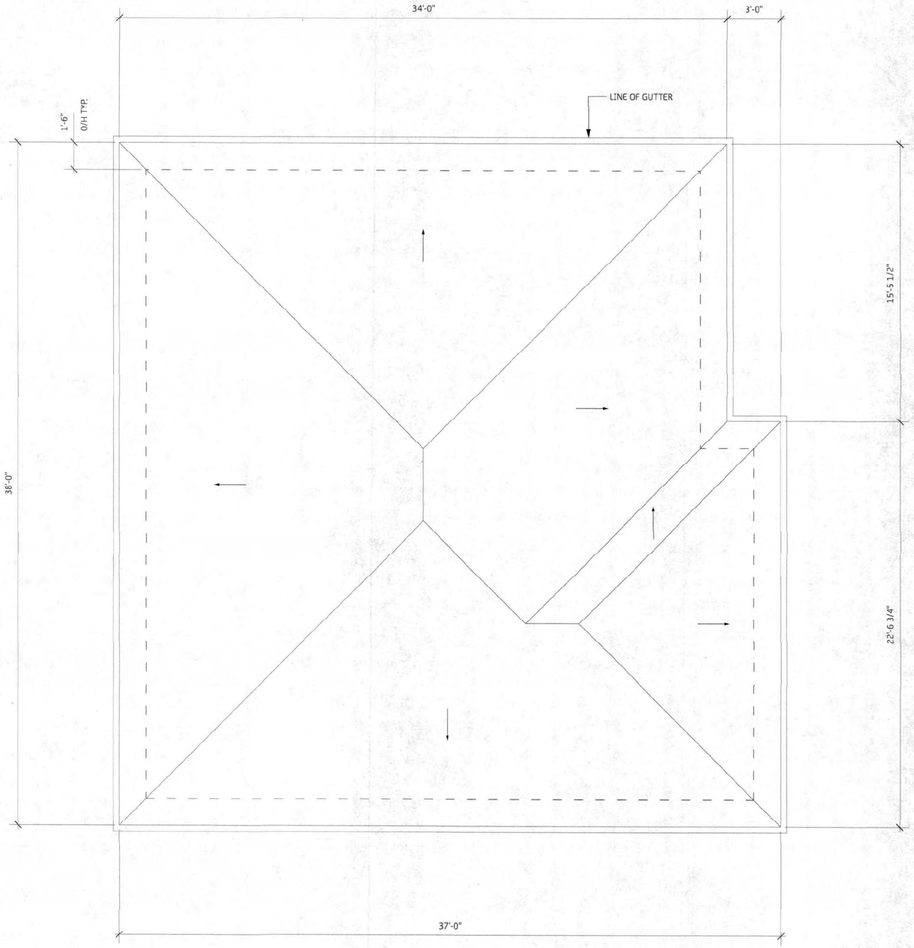
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2 Second Floor Plan
Scale: 1/4" = 1'-0"



3 Roof Plan
Scale: 1/4" = 1'-0"

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Second Floor & Roof Plan

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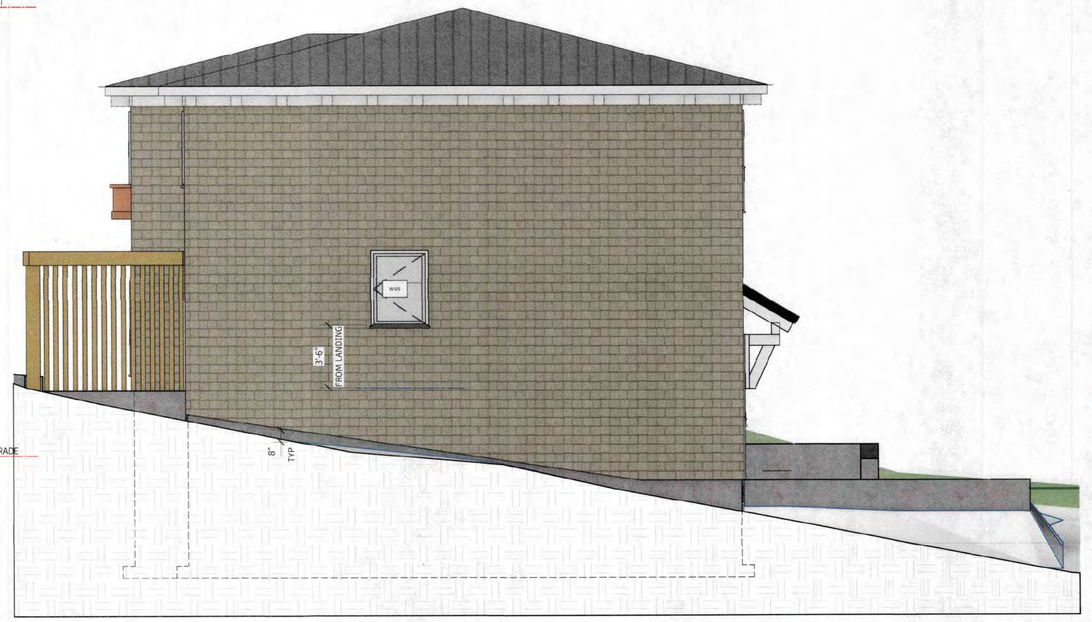
2 South Elevation
Scale: 1/4" = 1'-0"



4 West Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



5 East Elevation
Scale: 1/4" = 1'-0"

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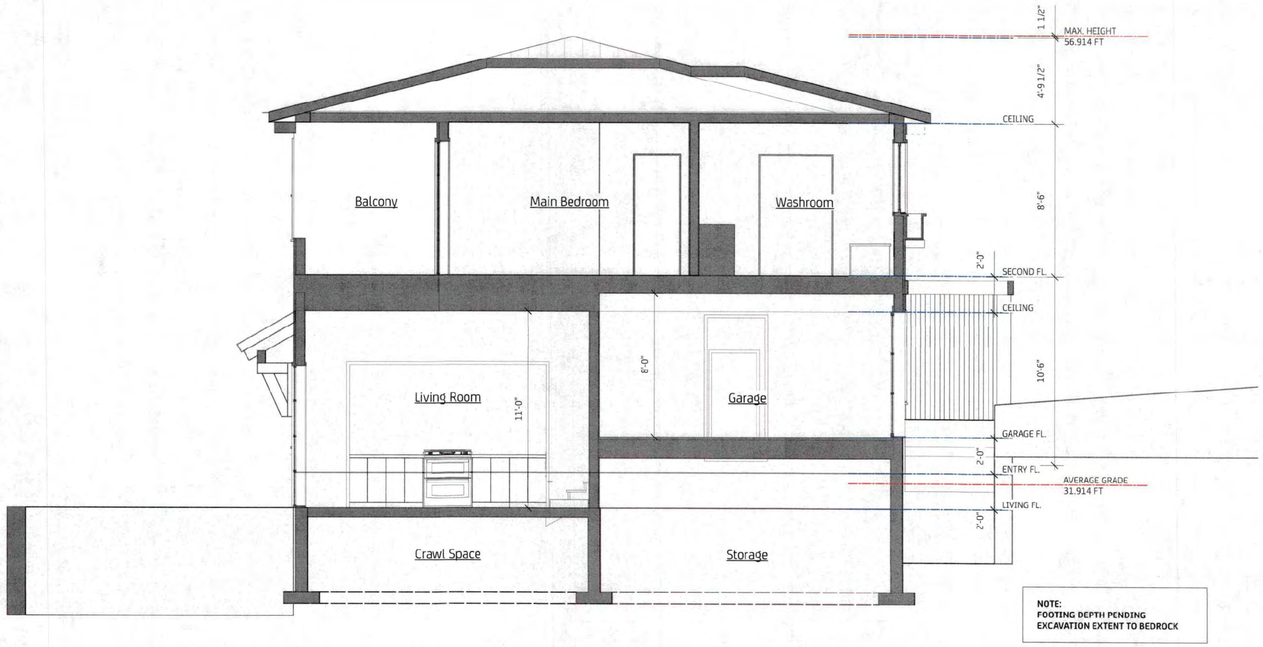
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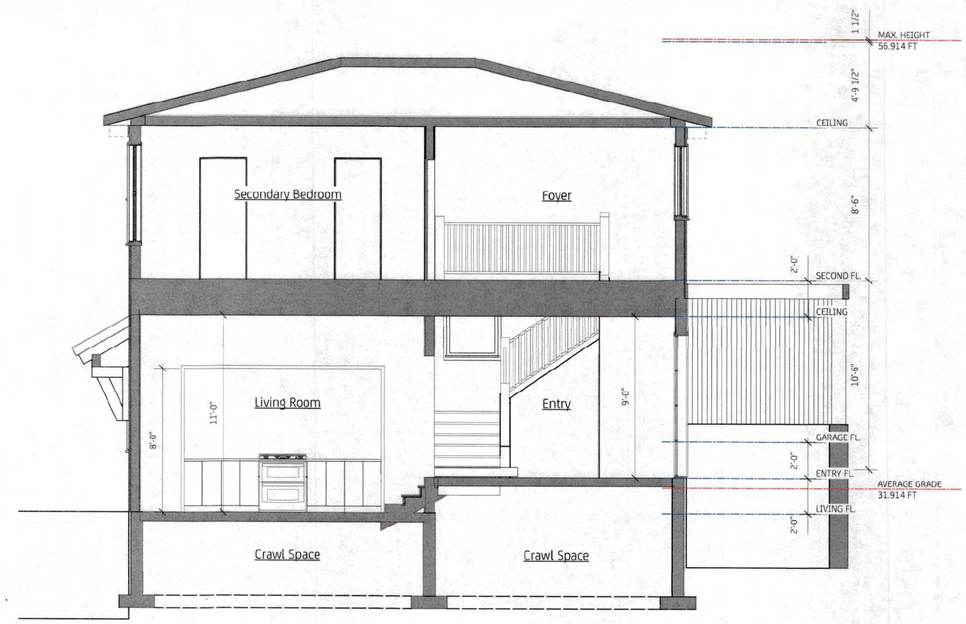
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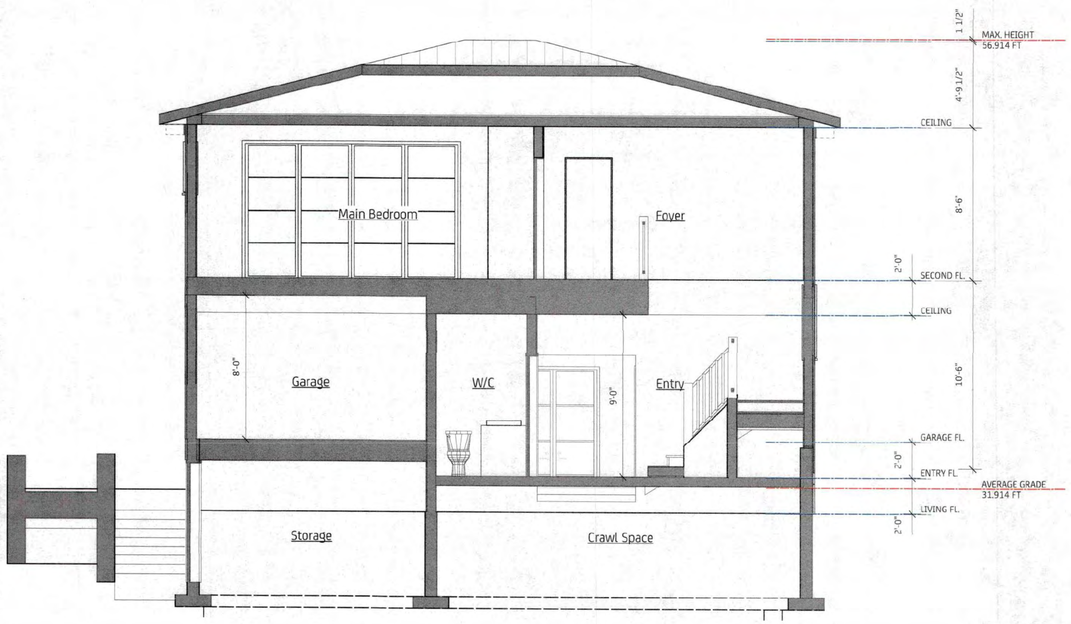
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2 N-S Section Through Garage
Scale: 1/4" = 1'-0"



4 N-S Section Through Entry
Scale: 1/4" = 1'-0"



3 W-E Section Through Stair
Scale: 1/4" = 1'-0"

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